

**PLANNING COMMISSION
FINAL
March 23, 2021
6:00 P.M.
ELECTRONIC MEETING**

This meeting is being held pursuant to and in compliance with Ordinance No. 20-A(16); An Ordinance to Ensure the Continuity of Government During the Covid-19 Disaster. Opportunities for the public to access and participate in the electronic meeting will be posted on the www.albemarle.org/community/county-calendar when available.

1. Call to order and establish quorum.
2. Other Matters Not Listed on the Agenda from the Public.
3. Consent Agenda (on next sheet).
4. Public Hearings.

a. STA202100001 & ZTA202100001 Community Development Fee Update

PROJECT: STA202100001 Community Development Fee Update

The Planning Commission will hold a public hearing to receive comments on a proposed ordinance to amend Sec. 14-203, Fees, of Chapter 14, Subdivision of Land, of the Albemarle County Code. This ordinance would amend Sec. 14-203, Fees, by increasing all current fees imposed in that section by up to 10.05%, rounded to the nearest dollar, an increase that reflects the increase in the County's reasonable costs to provide services for which each fee is imposed since the last time that each respective fee was increased or established; and to impose a new Technology Surcharge of 4% of and on each transaction in County Code § 14-203(A) through § 14-203(H)(7). The proposed fees and fee increases are authorized by Virginia Code § 15.2-2241(9). A copy of the full text of the ordinance, and the documentation pertaining to the proposed fees being imposed and increased, is on file in the office of the Clerk of the Board of Supervisors and in the Department of Community Development, County Office Building, 401 McIntire Road, Charlottesville, Virginia.

PROJECT: ZTA202100001 Community Development Fee Update

The Planning Commission will hold a public hearing to receive comments on a proposed ordinance to amend County Code § 18-35.1. This ordinance would amend § 18-35.1, Fees, by increasing all current fees imposed in that section by up to 10.05%, rounded to the nearest dollar, an increase that reflects the increase in the County's reasonable costs to provide services for which each fee is imposed since the last time that each respective fee was increased or established; and to impose new fees for:

1. Review by the ARB – Conceptual plan/advisory review: \$538.00;
2. Review by the ARB – Preliminary/initial review of a site development plan: \$538.00;
3. County-wide certificate of appropriateness – Structures 750 feet or more from the Entrance Corridor, no taller than five stories: \$538.00;
4. County-wide certificate of appropriateness – Structures located behind a structure that fronts the Entrance Corridor: \$538.00;
5. County-wide certificate of appropriateness – Personal wireless service facilities: \$538.00;
6. County-wide certificate of appropriateness – Fencing or equipment or lighting: \$269.00;
7. County-wide certificate of appropriateness – Additions to ARB-approved buildings: \$538.00;
8. County-wide certificate of appropriateness – Minor amendments to site or architectural plans: \$538.00;
9. County-wide certificate of appropriateness – Building permits where the change is 50% or less of the altered elevation: \$538.00;
10. Review of any sign to be constructed in the Entrance Corridors: \$130.00;
11. Review of the resubmittal of any sign to be constructed in the Entrance Corridors: \$65.00; and
12. Technology Surcharge – 4% of each transaction in County Code § 18-35.1(A) through § 18-35.1(H)(3).

The proposed fees and fee increases are authorized by Virginia Code § 15.2-2241(9) (pertaining to County Code § 18-32, Site Plans) and § 15.2-2286(A)(6). A copy of the full text of the ordinance, and the documentation pertaining to the proposed fees being imposed, is on file in the office of the Clerk of the Board of Supervisors and in the Department of Community Development, County Office Building, 401 McIntire Road, Charlottesville, Virginia.(Steven Allshouse)

b. [**SP202000016 Cladius Crozet Park**](#)

MAGISTERIAL DISTRICT: White Hall

TAX MAP/PARCEL(S): 056A2010007200; 056A20100072A0; 056A20400000A4

LOCATION: 1075 Cladius Crozet Park, Crozet, Virginia 22932

PROPOSAL: Request to amend existing special use permit SP199500043 in order to expand the existing community center at Crozet Park with a fitness center and a pool expansion, along with additional parking spaces and pedestrian connections.

PETITION: Special Use Permit request for a community center and swim, golf, tennis, or similar athletic facilities in accordance with Sections 10.2.2.1, 10.2.2.4, 16.2.2.1, and 16.2.2.4 of the Zoning Ordinance, on three parcels totaling approximately 22.806 acres. No dwelling units proposed. Associated request for a Special Exception to Section 5.1.16(a) of the Zoning Ordinance to modify the requirements for the setback of swimming pools from nearby property lines and existing dwellings.

ZONING: RA, Rural Areas - agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots); and R-6 Residential – 6 units/acre

OVERLAY DISTRICT(S): EC – Entrance Corridor; Steep Slopes – Managed; Steep Slopes – Preserved

COMPREHENSIVE PLAN: Greenspace – public parks, open space, environmental features; in the Community of Crozet Master Plan area. (Andy Reitelbach)

5. Regular Item.

a. [**The 2020 Annual Planning Commission Report**](#)

(Charles Rapp)

6. Committee Reports.

7. Old Business/New Business.

8. Items for follow-up.

ADJOURNMENT - 8:00 p.m.

THERE IS NO PLANNING COMMISSION MEETING SCHEDULED FOR TUESDAY, MARCH 30, 2021.

THE NEXT PLANNING COMMISSION MEETING WILL BE SCHEDULED FOR TUESDAY, APRIL 6, 2021.

CONSENT AGENDA

a. [**SE202100005 Request for Private Street Authorization and Modification of street standards for sidewalk and planting strips \(Block 32 Old Trail Village\) and SUB202100009 TMP 55E-01-32-64, 66 & 67 – Variation or Exception \(Block 32 Old Trail Village\)**](#)
(Andy Reitelbach)

b. Approval of Minutes: February 16, 2021 and March 2, 2021